LOT 27
DUNES OF AMELIA PHASE 1
PBK 8/88

BEIRNARD MICHAEL ARMAND MORAS/BOES ANDREA ALBRYCHT
2908 S SEA GRAPE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0027-0000

BUILDING CHARACTERISTICS

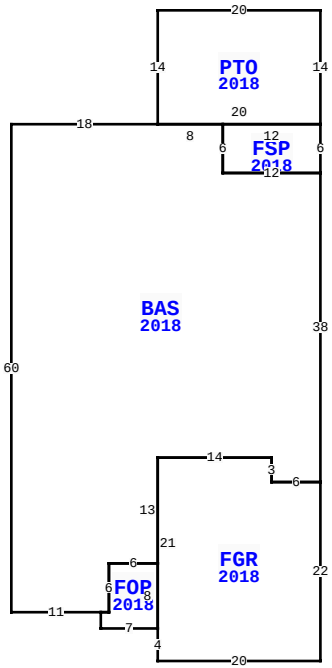
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2018	1,810	325,052
FGR	482	55	2018	265	47,591
FOP	50	30	2018	15	2,694
FSP	72	40	2018	29	5,208
PTO	280	5	2018	14	2,514
TOTALS	2,694			2,133	383,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,133	133.8876	186.10	396,951	2018	2018	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2025 Heated Area: 1810 HX Base Yr 2025



2908 S SEA GRAPE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		383,058
TOTAL MARKET OB/XF VALUE		3,730
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		551,788
SOH/AGL Deduction		0
ASSESSED VALUE		551,788
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		500,377
TOTAL JUST VALUE		551,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181883	SCRNENCL	4,966	06/01/2018
20173722	CO ISSUED	0	05/21/2018
20173722	NEW CONSTR	235,586	11/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/24	8/11/2023	WD	Q	I	01	638,000
GRANTOR: SPRATTO MILES A						
GRANTEE: BEIRNARD MICHAEL AR						
2325/1211	12/11/2019	WD	Q	I	01	388,000
GRANTOR: PRASKOVICH ALISA L &						
GRANTEE: SPRATTO MILES A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W20 S14 BAS=[YR=2018] W18 S60 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S4 E20 N22 W6 N3 W14 S21$ N8 W6 S6 W1$ E1 N6 E6 N13 E14 S3 E6 N38 FSP=[YR=2018] N6 W12 S6 E12$ W12 N6 W8$ E20 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3	0911	SCRN RM A	0	100	0	0	280.00	SF	18.00	18.00	100	2018	2018	3	74	3,730	

LAND DESCRIPTION

TOTAL OB/XF 3,730

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS